

- 2.7 Building Development** – In any instance where newly provided public improvements are necessary to serve or provide access to new building development, these improvements must be completed or a satisfactory guarantee of completion must be submitted prior to approval of a final plat.
- 2.8 Public Release** – Upon completion, satisfactory to the Mayor and Council of the public improvements required in Article 4, the elected officials shall accept by duly executed deed the land dedicated to public use and the improvements thereon.

### **Article 3. DESIGN STANDARDS**

- 3.1 General** – The standards of design contained herein are intended only as minimum requirements, and the developer should use standards consistent with the site conditions so as to assure a high quality, pleasant and durable neighborhood. All subdivisions shall conform to the official City or County Master Highway Plans and any other parts of the Master Plan of the City or County, as well as the Zoning Ordinance and Design Manual of the City.
- 3.2 Reserve Right-of-way** – When a proposed subdivision includes or abuts streets designated on the Comprehensive Plan or County Comprehensive Development Plan, the Planning Commission shall require by dedication to public use, adequate right-of-way for the coordination of roads within the subdivision with other existing, planned or platted roads. Such dedication to public use shall be to the full extent of the right-of-way as required in the Comprehensive Plan except where the right-of-way to be dedicated is greater than a collector street, then a reservation of land to meet the right-of-way standards may be required. Before a reservation of land may be required for future dedication or acquisition for public streets, a survey plat for the location of the proposed streets must be approved and recorded in accordance with the provision of Article 66B, Section 6.01 entitled "Reservation of Locations of Mapped Streets, etc., for Dedication or Acquisition for Public Use." When a right-of-way reservation is required the Planning Commission may withhold approval for up to twelve (12) months in order to comply with Article 66B, Section 6.01. However, if the developer incorporates the recommendation of the Comprehensive Plan or the State Highway Plan and no definite alignment has been established, the Planning Commission may withhold approval of a subdivision plat for not more than one hundred eighty (180) days from the application date to permit the State Highway Administration, if they so desire, to establish an accurate road alignment.
- 3.3 Improve Adverse Physical Conditions** – The subdivision of land subject to flooding by a one hundred (100) year storm or less as determined by the standards set by the Maryland Department of Natural Resources or its successor will not be approved. A plat of a proposed subdivision located in an area having poor drainage or otherwise adverse physical conditions may be approved, provided the subdivider agrees to make such improvements as in the judgement of the Planning Commission render the subdivision substantially safe and otherwise acceptable for residential use, and furnishes a performance bond or gives other guarantee satisfactory to the Planning Commission, sufficient to cover the cost of such improvements as estimated by the officials having jurisdiction.

- 3.4 Street Design Standards** — Streets shall be designed and constructed in accordance with the standards set forth in the Design Manual and these regulations unless modified by the Planning Commission. The applicant must request modifications and submit with detailed justification.

(Ord. 425)

- 3.5 Street Names** – Street names shall be subject to approval by the Planning Commission. Names shall not duplicate or closely approximate existing street names in the County, except for extension of existing streets.
- 3.6 Minimize Impact of Railroads** – Where land adjoins a railroad, the street plan should:
- A. Make allowance for future grade separation on streets, which are to cross the railroad, by providing extra right-of-way for such streets and by keeping intersecting streets a sufficient distance away to allow for the necessary approaches to over-or-under passes.
  - B. Minimize the detrimental effects of railroad traffic by providing an appropriate street pattern and lot arrangement and by providing for lots of greater than usual depth, or providing walls, embankments strip planting or such other devices.

## **Article 4. IMPROVEMENTS**

- 4.1 General** – All improvements in a subdivision shall conform with the standards and specifications contained in these regulations, the Design Manual and other requirements which may be adopted by the City, or by such other governmental agencies which may have jurisdiction over each facility, as stipulated below. Nothing, however, shall be construed as prohibiting a subdivider from installing improvements of a higher type than the minimum required herein.

### **4.2 Minimum requirements**

- A. **Roads** – All new roads and streets shall be graded and drained, base material applied, curb, gutter and sidewalks, constructed where required, surface treatment applied, utilities installed, and street name signs erected, all in accordance with the minimum standards of design and construction as set forth in the Design Manual and any other requirements adopted by the City, or may hereafter be adopted for acceptance into the System of Roads. Existing roads and streets, within a proposed subdivision, excluding highways and principal collectors as shown on the Master Highway Plan, that do not meet these specifications as to width or construction shall be widened and brought up to standard.
- B. **Drainage** – Every subdivision shall be provided with storm drains, culverts, drainage ways, or other works adequate to collect and dispose of all water originating on or flowing across the property, without inundating or damaging roads, lots or other properties. The construction of these facilities shall be in conformity with the standards and specifications of the Design Manual. The